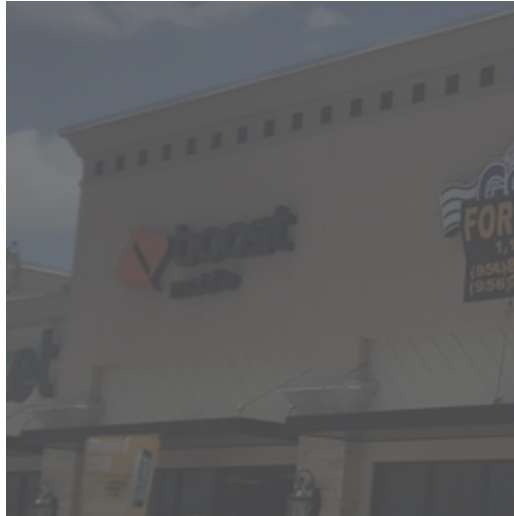
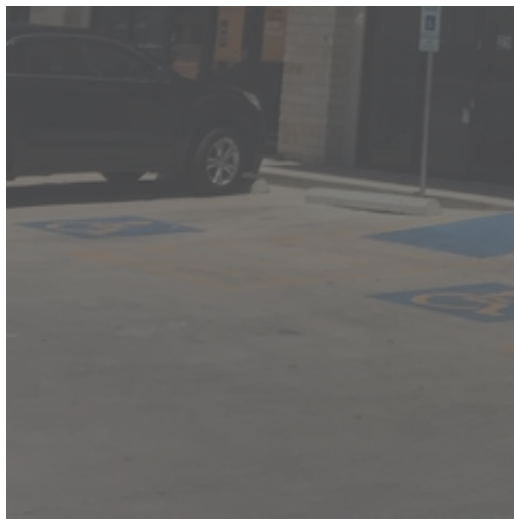


RETAIL PROPERTY FOR LEASE

# DICKER PLAZA



**1901**  
W DICKER DR  
PHARR, TX

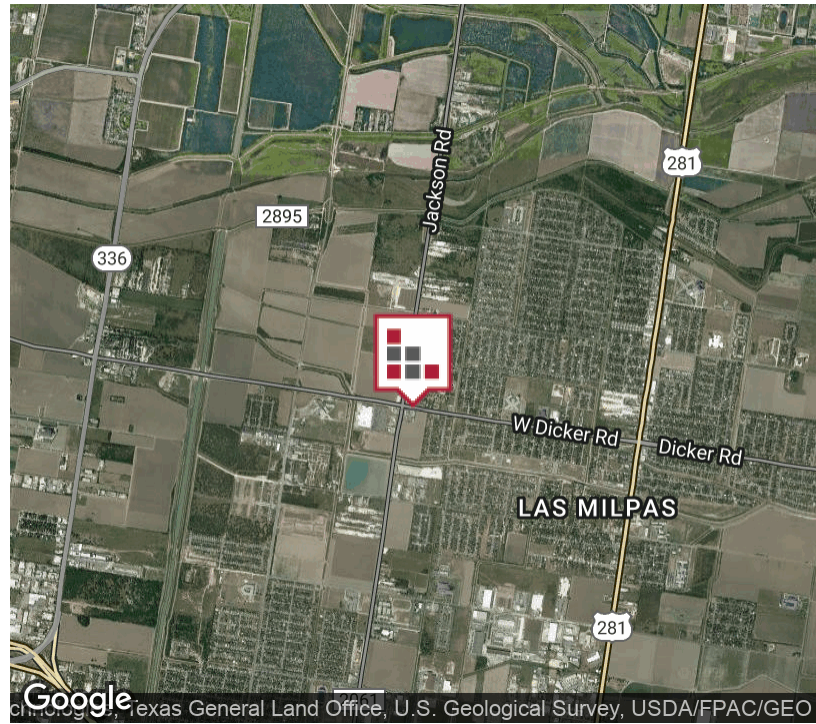


Turn-key Restaurant Suite Available with a maximum occupancy of 55 at this seven-suite retail strip on the corner of West Dicker Road and South Jackson Road, adjacent to a SunCo gas station and across the street from a new retail development. It is two miles away from the State Farm Arena.



# FOR LEASE DICKER PLAZA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,000 - 3,000 SF
Lease Rate:	\$12.00 SF/yr (Gross)
Lot Size:	0.64 Acres
Year Built:	2016
Building Size:	9,680 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Pharr
Traffic Count:	17,325

### PROPERTY OVERVIEW

Turn-key Restaurant Suite Available with a maximum occupancy of 55 at this seven-suite retail strip on the corner of West Dicker Road and South Jackson Road, adjacent to a SunCo gas station and across the street from a new retail development. It is two miles away from the State Farm Arena, five miles away from the McAllen-Hidalgo International Bridge, and six miles away from the McAllen International Airport. 1,000 sf Second-Generation suite available for your retail insurance or shop!

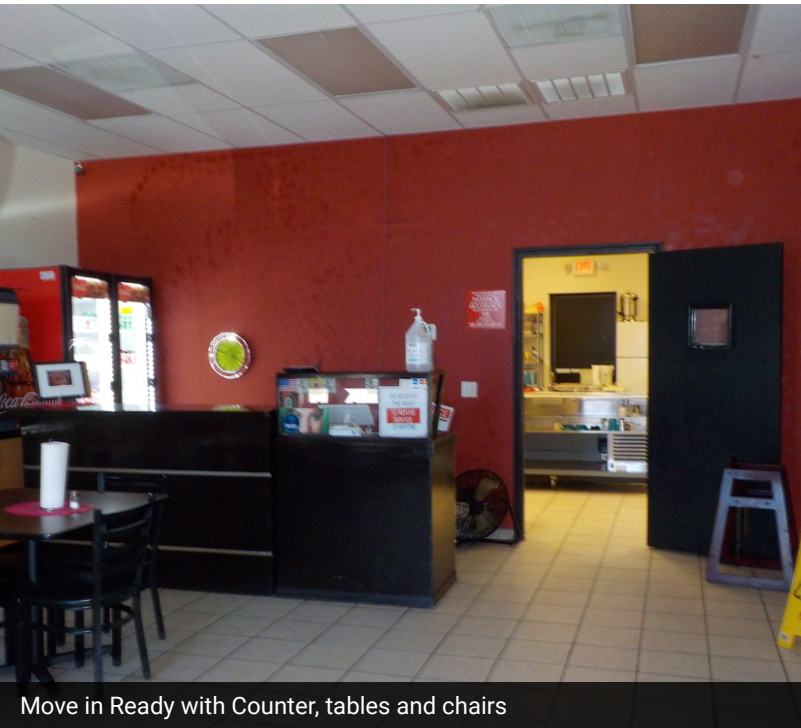
### PROPERTY HIGHLIGHTS

- South Jackson x West Dicker
- 17,325 AADT
- Built in 2016
- Mint Condition
- Reputable Co-tenants
- Valley View Early College Campus and Walmart across the street



FOR LEASE  
DICKER PLAZA

**RESTAURNT READY!**



Move in Ready with Counter, tables and chairs



55 Seating Capacity



Full Kitchen Available



Vent Hood and Work Tables



FOR LEASE  
DICKER PLAZA

## RETAILER MAP





FOR LEASE  
DICKER PLAZA

**AERIAL HIGHLIGHT**





# FOR LEASE DICKER PLAZA

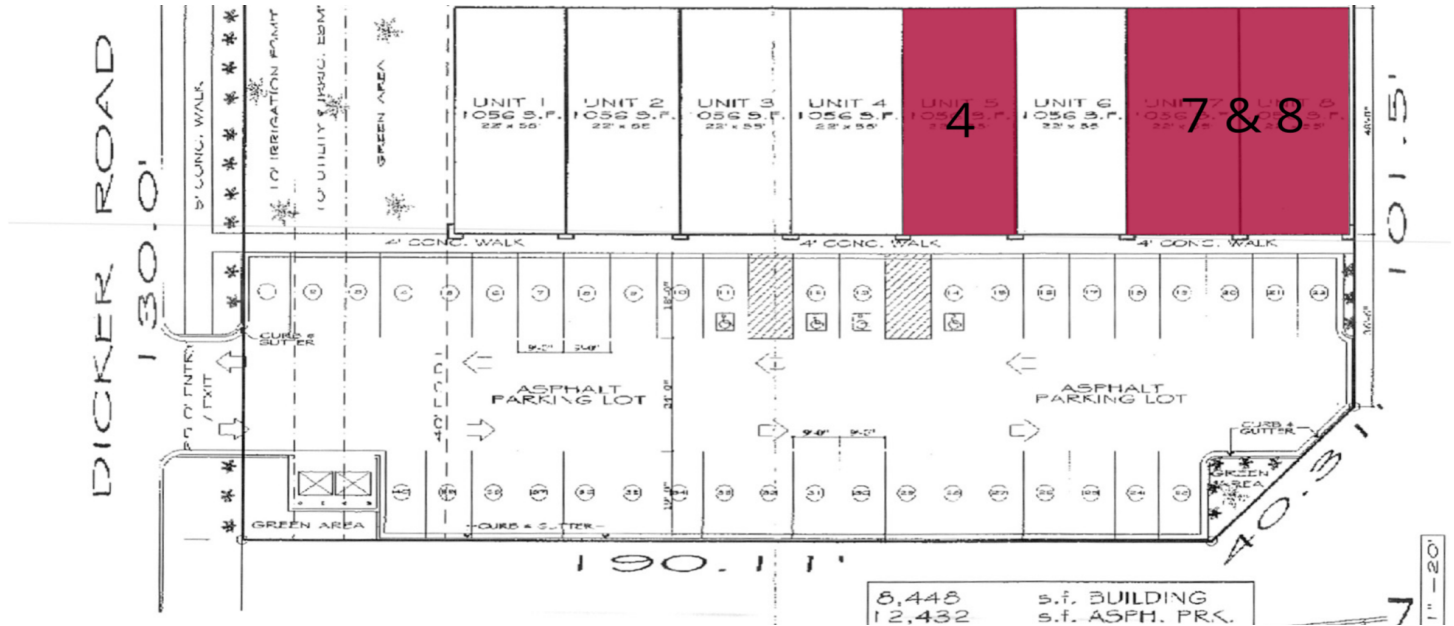
## AVAILABLE SPACES

**LEASE TYPE** | Gross

**TOTAL SPACE** | 1,000 - 3,000 SF

**LEASE TERM** | 12 to 60 months

**LEASE RATE** | \$12.00 SF/yr



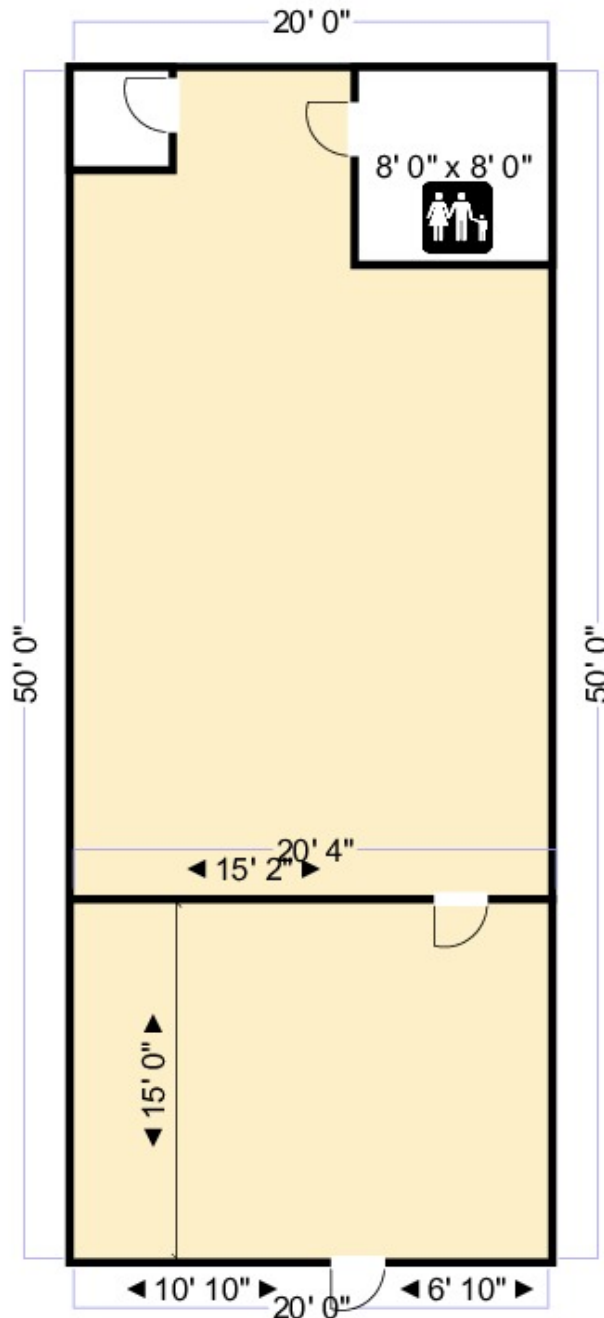
**AVAILABLE**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 4	Available	1,000 SF	Gross	\$12.00 SF/yr	-
Suites 7 & 8	Available	3,000 SF	Gross	\$12.00 SF/yr	-



FOR LEASE  
DICKER PLAZA

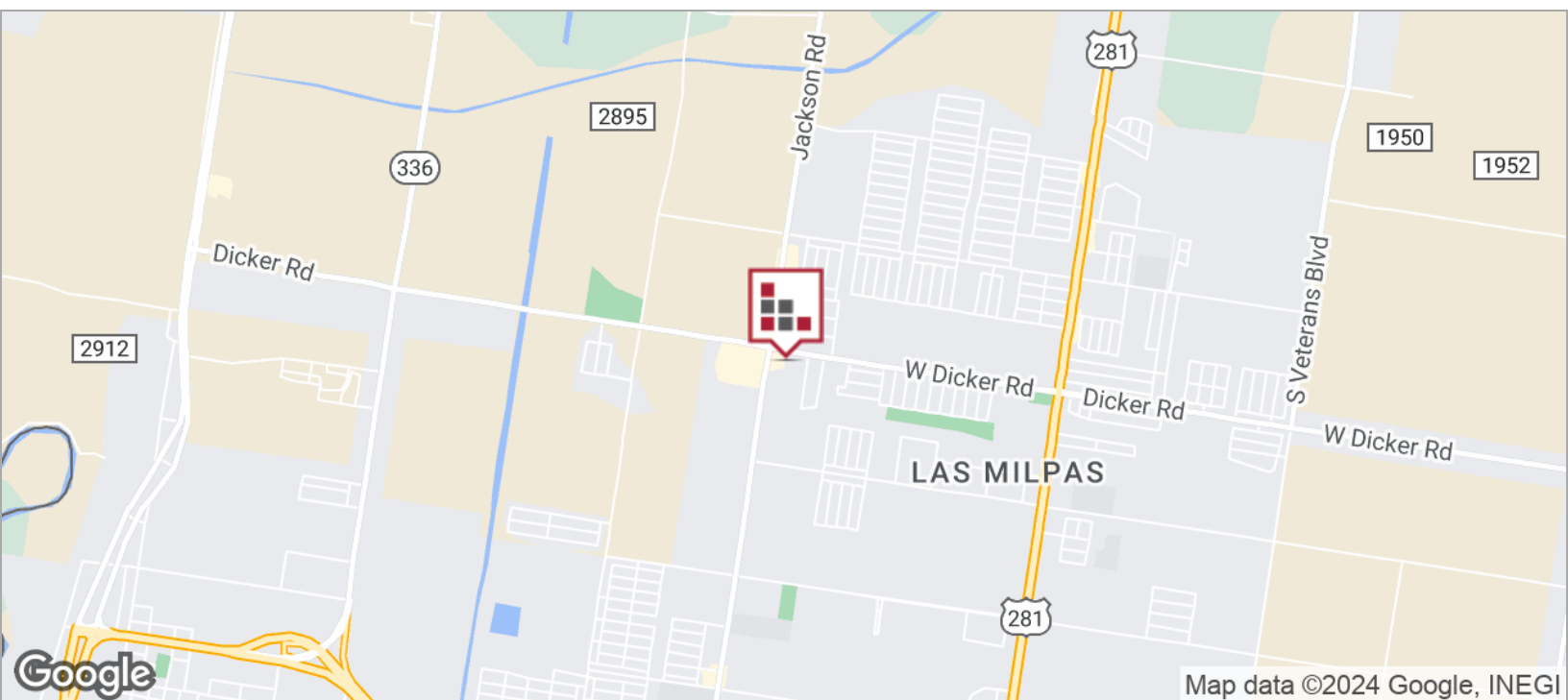
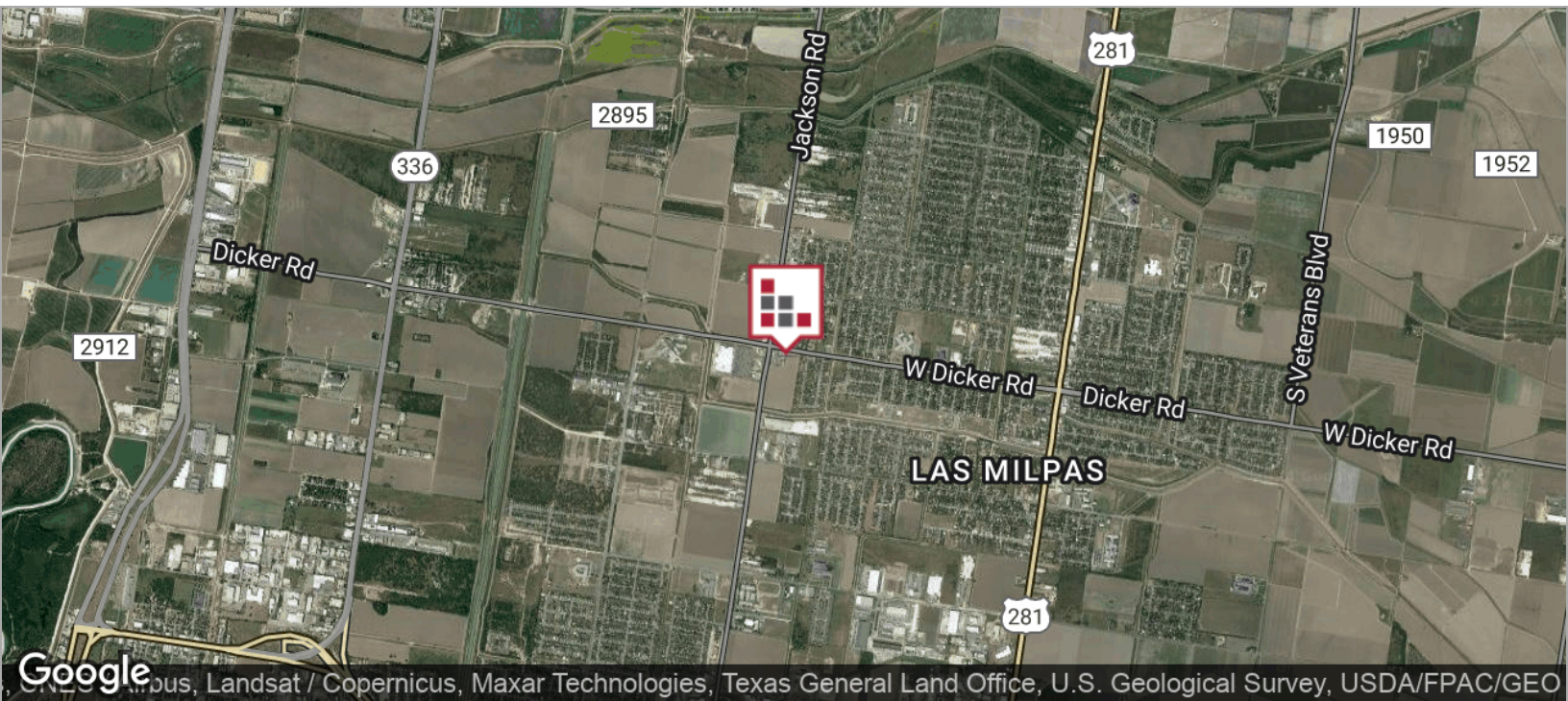
## FLOOR PLAN - SUITE 4





FOR LEASE  
DICKER PLAZA

LOCATION MAPS



**CINDY HOPKINS REAL ESTATE**

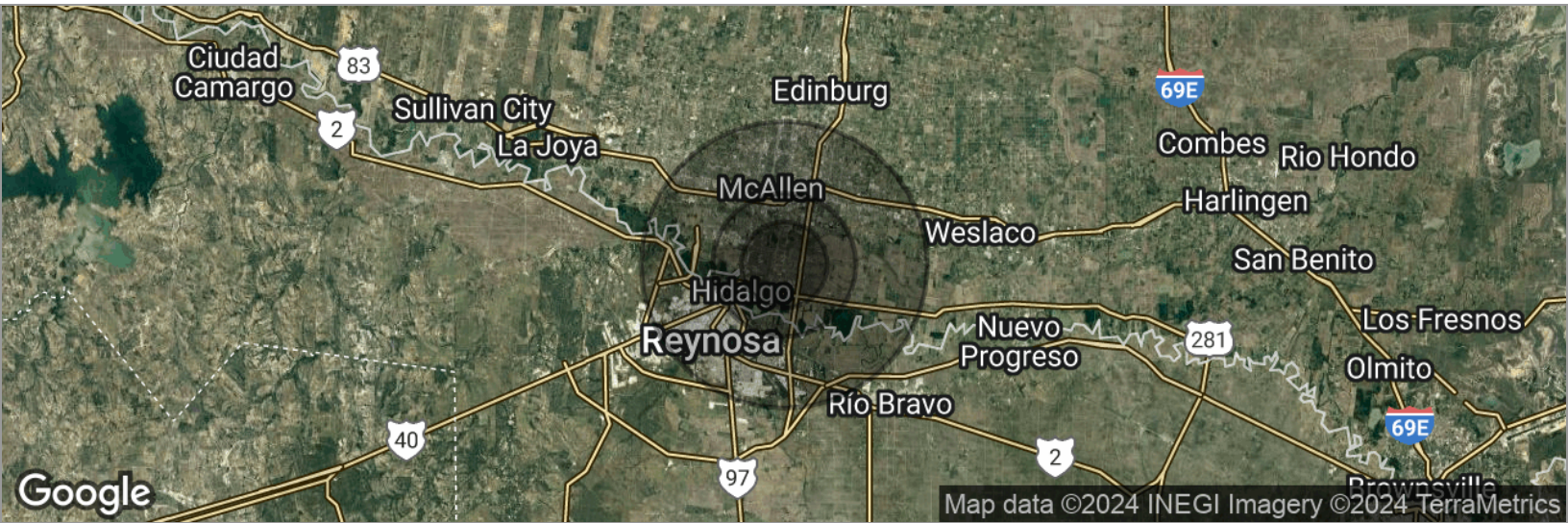
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956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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# FOR LEASE DICKER PLAZA

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	23,867	71,222	345,765
Median age	27.4	28.7	30.4
Median age (Male)	26.1	27.0	28.8
Median age (Female)	28.3	30.1	31.7

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	6,509	20,176	101,573
# of persons per HH	3.7	3.5	3.4
Average HH income	\$48,918	\$47,796	\$49,969
Average house value	\$124,559	\$119,063	\$110,200

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	92.7%	92.1%	87.9%
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### RACE (%)

White	83.5%	83.8%	81.4%
Black	0.2%	0.2%	0.5%
Asian	0.6%	0.7%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.3%
Other	14.3%	13.9%	15.4%

\* Demographic data derived from 2020 ACS - US Census